

Tax Map/Block/Parcel
No. 22-12-150

Building Permit/Zoning
Certificate No. 95-3313

Case 4062

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Evan Mawyer
1519 Bachmans Valley Road
Westminster, Maryland 21157

REQUEST: A conditional use to raise ferrets, and a variance reducing the minimum distance requirements of six hundred feet pertaining thereto on the premises of

LOCATION: 1519 Bachmans Valley Road in Election District 6; Bachman Valley Estates subdivision, lot 2 recorded in Carroll County Plat Records in book 14, page 47

BASES: Article 6, Sections 6.3(h) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 25, 1995

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board denied the conditional use and variance; however, the Board authorized keeping not more than 80 ferrets on the premises at any time as an accessory use, subject to requirements deemed appropriate by the Zoning Administrator.

The pertinent findings determining the Board's decision include the facts that the lot is not a farm as contemplated by the text of the zoning ordinance, and authorization of the conditional use and variance would be contrary to the purpose and provisions of the zoning ordinance. The principal use of the 3.073 acre lot, which is improved with a single family dwelling, is residential. Mr. Edwin Mawyer, who owns the property, resides elsewhere. His son, Evan Mawyer resides there, and has kept and raised ferrets there for about five years. Mr. Mawyer raises ferrets for sale, and has a particular genetic strain not commonly raised on the east coast. The ferrets are bred once a year. Mr. Mawyer keeps selected young to breed for improve of the species. No complaints have been filed with the Zoning Administrator due to Mr. Mawyer keeping and raising ferrets on the premises, and the Board finds that he may continue to do so as an accessory use to the principal residential use of the property.

11-6-95
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman